



# AGENDA

## BOARD OF DIRECTORS

Christopher H. Lewis, Chair

Paul Desrochers, Vice Chair

Rafael Munoz

Doug Paul

Hector Reyes

Christopher Rooney

Salvador Salas, Jr.

## OFFICERS

David Garcia, CEO

Maria Kachadoorian, CFO

Ann Moore, General Counsel

Ann Hix, Secretary

## REGULAR MEETING OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC)

Thursday, September 27, 2007, 6:00 p.m.

COUNCIL CHAMBERS  
276 FOURTH AVENUE  
CHULA VISTA, CA 91910

## CALL TO ORDER

## ROLL CALL

Directors Desrochers, Lewis, Munoz, Paul, Reyes, Rooney, Salas

## PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

## PUBLIC COMMENTS

*Persons speaking during Public Comments may address the CVRC on any subject matter within the CVRC's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the CVRC from taking action on any issue not included on the agenda, but, if appropriate, the CVRC may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.*

## ACTION ITEMS

*The items listed in this section of the agenda will be considered individually by the CVRC, and are expected to elicit discussion and deliberation. If you wish to speak on any item, please fill out a "Request to Speak" form (available in the lobby) and submit it to the City Clerk prior to the meeting.*

### 1. APPROVAL OF MINUTES

#### ***Staff Recommendation:***

- A. That the CVRC approve the minutes of August 9, 2007.
- B. That the CVRC approve the minutes of August 23, 2007.

## **2. REDEVELOPMENT UNDERWRITING POOL**

A joint planning effort between the City/Redevelopment Agency (Agency) and the San Diego Unified Port District (Port) created the Chula Vista Bayfront Master Plan (CVBMP) that envisions developing a world-class waterfront using sound planning and economics. The CVBMP project area encompasses a total of approximately 550 acres that includes approximately 490 acres of land area and 60 acres of water area that lie within the Bayfront Redevelopment Project Area. Over the next several years, the City anticipates the CVBMP's new development and redevelopment projects will require between \$178 million and \$510 million in capital and infrastructure requirements.

### ***Staff Recommendation:***

*That the CVRC adopt the following resolution:*

- A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA AND THE CHULA VISTA CITY COUNCIL ESTABLISH A POOL OF INVESTMENT BANKING AND UNDERWRITING FIRMS FOR THE CHULA VISTA BAYFRONT AND REDEVELOPMENT AGENCY PROJECT AREAS**

## **3. DOWNTOWN PARKING DISTRICT**

Parking is an integral part of the City's efforts to improve the viability of downtown Chula Vista and is part of a transportation system that includes multi-modal opportunities, such as bicycling, public transit, and walking. Providing convenient access for employees, residents, shoppers and visitors requires supplying more than just parking spaces. It requires an effectively managed system that addresses the parking supply, operation and demand for parking.

### ***Staff Recommendation:***

*That the CVRC adopt the following resolution:*

- A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION ACCEPTING THE DOWNTOWN PARKING MANAGEMENT STUDY AND RECOMMENDING THAT THE CITY COUNCIL (a) ACCEPT THE DOWNTOWN PARKING MANAGEMENT STUDY; (b) APPROVE THE DOWNTOWN PARKING INTERIM ACTION PLAN; AND (c) DIRECT STAFF TO PREPARE A DOWNTOWN PARKING MANAGEMENT PLAN**

**4. CONSIDERATION OF THE SALE OF SPACE 118 AT ORANGE TREE MOBILEHOME PARK**

In November 1987, Orange Tree Mobilehome Park converted to resident ownership. The Agency assisted residents in purchasing their park with a \$600,000 acquisition loan, which was converted to loans for lower income residents to help them purchase spaces they had been renting. At that time, 29 residents either did not wish to or could not afford to purchase their mobilehome spaces. The Redevelopment Agency agreed to purchase the remaining spaces after the newly-formed homeowner's association was unable to secure the financing to purchase them. The Redevelopment Low and Moderate Income Housing Set-aside Fund was used to purchase the remaining spaces. Residents who did not purchase their space remained as renters in the Park. It was also the Agency's intent to sell these remaining spaces as new mobilehome buyers moved into the park, or to sell the spaces to the current residents when they were in the position to buy.

***Staff Recommendation:***

*That the CVRC adopt the following resolution:*

- A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE REDEVELOPMENT AGENCY AUTHORIZE THE COMMUNITY DEVELOPMENT DIRECTOR TO EXECUTE A "REAL ESTATE PURCHASE CONTRACT" AND RELATED DOCUMENTS FOR THE SALE OF SPACE 118 AT ORANGE TREE MOBILEHOME PARK**

**5. PRE-SUBMITTAL REVIEW FOR 248 CHURCH AVENUE**

The 248 Church Avenue development proposal is for ten townhomes on an approximately 13,856 square foot City-owned parcel in the urban core. The preliminary proposal for this site is presented by Voyage, LLC ("Developer").

**6. INFORMATION UPDATE ON THE SOUTHWEST COMMUNITY STRENGTHENING STRATEGIES**

This report is an information update to the CVRC on the Southwest Community Strengthening Strategies Work Program, including initial steps that City staff has taken to date. The consulting firm of Moore Iacafano Goltsman, Inc. (MIG) has been selected and hired to assist Southwest community partners in designing a process for community building. In addition, a team of Chula Vista representatives, including community members, will share how what they learned at a National League of Cities Roundtable on Building Equitable Communities will inform this process.

**7. CHIEF EXECUTIVE OFFICER'S REPORTS**

**8. CHAIRMAN'S REPORTS**

**A. SUBCOMMITTEE REPORT ON THE SWEETWATER UNION HIGH SCHOOL DISTRICT ASSET UTILIZATION PROJECT**

**9. DIRECTORS' COMMENTS**

**ADJOURNMENT**

The **Chula Vista Redevelopment Corporation** will adjourn to their regularly scheduled meeting on October 11, 2007 at 6:00 p.m.

**In compliance with the  
AMERICANS WITH DISABILITIES ACT**

The Chula Vista Redevelopment Corporation requests individuals who require special accommodations to access, attend, and/or participate in a CVRC meeting, activity, or service request such accommodation at least forty-eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Community Development Department for specific information at (619) 691-5047, or Telecommunications Devices for the Deaf (TDD) at (619) 585-5655. California Relay Service is also available for the hearing impaired.